

V**P**

Voyce Pullin

Rural Property Agents



LAND AT EPNEY, SAUL, GLOUCESTERSHIRE

Amenity land with potential for alternative uses (subject to necessary consents)
Extending to 0.07 Acres (0.028 Hectares)

For Sale by Public Auction

on

Wednesday 20th October 2010

at

7 pm

at

Stonehouse Court Hotel, Stonehouse, Gloucestershire

GUIDE PRICE: £10,000 - £15,000



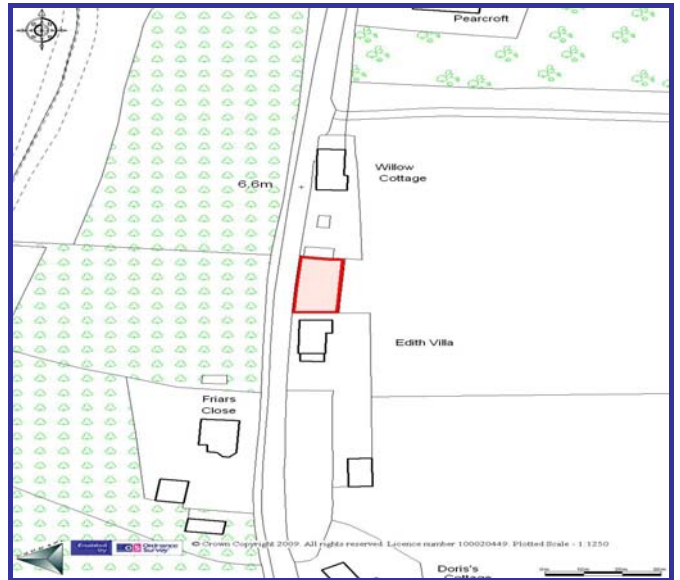
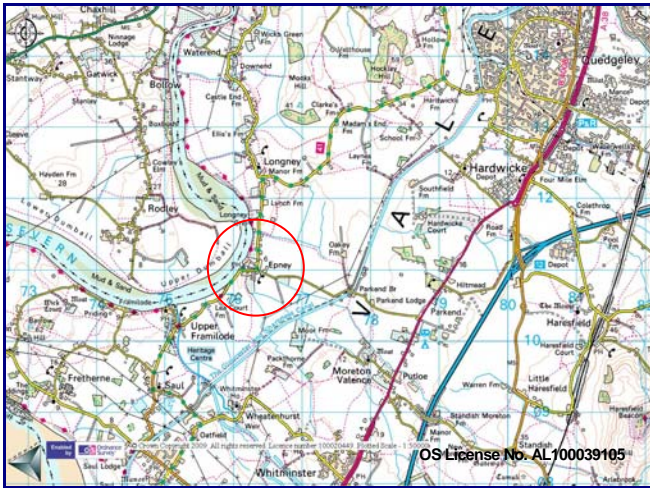
RICS

Knights Farm, Shepperdine Road, Shepperdine, Oldbury on Severn, Bristol, BS35 1RL

Tel: 01454 269486 Fax: 01454 413320

www.voycepullin.co.uk

LAND AT EPNEY, SAUL, GLOUCESTERSHIRE



SITUATION: The land is located on the outskirts of the village of Epney accessed off Castle Lane.

DIRECTIONS: From junction 12 of the M5 travel south along the A38 towards Frampton upon Severn and Bristol; take the 2nd turning on your right signposted Epney; continue across the canal and into the village of Epney; at the crossroads turn right towards Longney and after approximately 200 metres the access gate to the land will be found on your right hand side indicated by a Voyce Pullin "For Sale" board.

VIEWING: All potential purchasers may view at any reasonable hour with a copy of these particulars.

TENURE & POSSESSION: The land is offered for sale Freehold with the benefit of Vacant Possession upon completion.

VALUATION: There will be no claim by the Vendor or the Purchaser for any matter on completion of sale.

PLANNING: The agents are not aware of any planning history. Potential purchasers are free to make their own enquiries of the Local Planning Authority.

SERVICES: Mains water is available.

TIMBER: All standing timber is included in the sale.

LOCAL AUTHORITIES:

Stroud District Council: - Telephone: 01453 766321

Severn Trent Water: - Telephone: 01452 515151

DEVELOPMENT UPLIFT: The property will be subject to a Development Uplift provision whereby any increase in value due to planning permission being granted for residential use will be shared between the Vendor and Purchaser. The uplift would allow for a 50/50 split of the net increase in value due to the planning for 10 years and a 30/70 split in the Purchasers favour for a further 10 years.

PLANS, AREAS & SCHEDULES: These are based upon the Ordnance Survey and other data provided to the Vendors' Agents. This information is provided for reference purposes only. The Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of the information can be given.

RIGHTS, EASEMENTS & BOUNDARIES: The property is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves or masts, pylons, stays, cables, drains and water, gas or other pipes, whether referred to in the general remarks and stipulations or particulars of sale or not and to the provisions of any planning scheme of County or Local Authorities. The purchasers shall be deemed, the property being open for inspection, to have full knowledge of the boundaries or the ownership thereof.

METHOD OF SALE: The property is offered for sale by Public Auction.

IMPORTANT NOTICE TO BE READ BY ALL BIDDERS

1. Unless otherwise announced at the time of the auction each lot is sold subject to the Common Auction Conditions of Sale (Edition 1 May 2002) and to the Special Conditions of Sale to each lot along with the conditions contained in this Notice numbered 1 – 11 inclusive. A copy of these conditions should be available from the seller's solicitors or direct from the Auctioneers. These conditions are legally binding and a purchaser is deemed to have read and understood these prior to bidding. 2. Prospective purchasers shall be deemed to have inspected the relevant property and made all usual and necessary searches and enquiries, with all relevant authorities and other bodies. 3. Subject to the General and Special Conditions, as soon as the Auctioneer's gavel falls on a bid, the successful bidder is under a binding contract to purchase the relevant property. 4. Following upon the fall of the hammer, the successful bidder must immediately present to the Auctioneer's clerk his name and address and, if appropriate, the name and address of the person or company on whose behalf he has been bidding and in default of such information being provided at once, the Auctioneer shall be entitled to re-submit the property for sale. This information will be used to complete a Memorandum of Contract which the successful bidder must sign and exchange prior to leaving the room and at the same time present a non-returnable deposit of 10% of the purchase price. 5. The Auctioneers reserve the right to sell any lot or lots or any part of any lot before the auction to alter the order of sale or to amalgamate lots or to withdraw the whole or any lot or parts thereof. Prospective purchasers are therefore advised to check with the Auctioneers prior to the Auction that a lot has not been sold prior, withdrawn or amalgamated. 6. Each lot is sold subject to a reserve price and the Vendor reserves the right to bid up to the reserve price through the Auctioneer at Auction. 7. Should any dispute arise between the Vendor and the Purchaser before completion as to any point whatsoever contained in these particulars or as to their interpretation the matter in dispute shall be referred to the Arbitration of the Auctioneers whose decision shall be final and binding on all parties and who shall decide how the cost of such reference shall be borne. 8. Prospective purchasers are strongly advised to view the Special Conditions of Sale and additional information appertaining to each lot which are available separately from the Solicitor's or Auctioneer's Office. 9. Prospective purchasers are reminded that no questions will be invited after the commencement of the sale. The Auctioneers and Solicitors will be available approximately half an hour prior to the commencement of the Auction to answer any last minute queries, however, prospective purchasers are recommended to make any enquiries before the day of the Auction. 10. Bids will be regulated entirely at the discretion of the Auctioneer. 11. Prospective purchasers who attend the auction intending to bid should bring adequate identification with them to prove their identity within the terms of the money laundering regulations. Examples of appropriate identification include: Passport/Driving license and a recent household utility bill.

Falfield
Tel: 01454 269486

Lydney
Tel: 01291 680068